

102.0

0005

0020.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

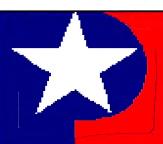
Total Card / Total Parcel

USE VALUE:

1,323,500 / 1,323,500

ASSESSED:

1,323,500 / 1,323,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		TERESA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCLAUGHLIN LIMITED LLC

Owner 2:

Owner 3:

Street 1: 24 TERESA CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: MC LAUGHLIN PHILIP J -

Owner 2: -

Street 1: 24 TERESA CIR

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Clapboard Exterior and 4102 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10328	Sq. Ft.	Site			0	70.	0.71	5									510,887						510,900	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		10328.000	812,600			510,900	1,323,500				66145
Total Card		0.237	812,600			510,900	1,323,500	Entered Lot Size			GIS Ref
Total Parcel		0.237	812,600			510,900	1,323,500	Total Land:			GIS Ref
Source: Market Adj Cost				Total Value per SQ unit /Card:		322.65	/Parcel: 322.65	Land Unit Type:			Insp Date

10/29/18

I8191!

USER DEFINED

Prior Id # 1: 66145

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	812,600	0	10,328.	510,900	1,323,500		Year end	12/23/2021
2021	101	FV	789,200	0	10,328.	510,900	1,300,100		Year End Roll	12/10/2020
2020	101	FV	789,000	0	10,328.	510,900	1,299,900	1,299,900	Year End Roll	12/18/2019
2019	101	FV	582,000	0	10,328.	518,200	1,100,200	1,100,200	Year End Roll	1/3/2019
2018	101	FV	582,000	0	10,328.	386,800	968,800	968,800	Year End Roll	12/20/2017
2017	101	FV	582,000	0	10,328.	350,300	932,300	932,300	Year End Roll	1/3/2017
2016	101	FV	582,000	0	10,328.	335,700	917,700	917,700	Year End	1/4/2016
2015	101	FV	562,300	0	10,328.	284,600	846,900	846,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAUGHLIN PHI	64911-255		2/13/2015	Convenience		1	No	No	
BURKE PAUL M/J/E	44960-194		4/7/2005	Change>Sale	349,000	No	No		
CONSTANTAKES PE	43330-300		7/20/2004		359,000	No	No		
	11128-401		6/1/1966			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/5/2005	698	Addition	225,000	C		G7	GR FY07	convert ranch to 2	10/29/2018	MEAS&NOTICE	BS	Barbara S
7/14/2005	613	Demoliti	3,000	C					4/9/2009	Measured	197	PATRIOT
4/13/2005	241	Manual	4,500	C					10/26/2005	Permit Visit	BR	B Rossignol
1/7/1999	13	Manual	800	C					11/14/2004	MLS	MM	Mary M
									4/14/2000	Inspected	263	PATRIOT
									11/9/1999	Mailer Sent		
									10/22/1999	Measured	264	PATRIOT
									7/26/1991		JK	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Very Good	NC= CHK ROOF IN REAR PDAS.								18	5	12	12							
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	A Bath:	Rating:									5	5	14	14							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN		3/4 Bath:	Rating:									WDK (594)										
View / Desir:				A 3QBth:	Rating:									1	12	15	15							
GENERAL INFORMATION				1/2 Bath: 1	Rating: Very Good									67	76	TQS	TQS							
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	A HBth:	Rating:									15	14	SFL	SFL							
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	OthrFix:	Rating:									15	14	FFL	FFL							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN		Kits: 1	Rating: Very Good									1	12	STG	FFL							
View / Desir:				A Kits:	Rating:									67	76	(84)	(21)							
OTHER FEATURES				Fpl: 2	Rating: Average									Upper										
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	WSFlue:	Rating:									Lvl 2										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:											Lvl 1										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN												Lower										
View / Desir:														Totals	RMs: 8	BRs: 5	Baths: 3	HB: 1	24	TQS	SFL	FFL	BMT	(1064)
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SKETCH								
Grade: B - Good	Year Blt: 1964	Eff Yr Blt:		Location:		Exterior:				No Unit	RMS	BRS	FL	14	14	14	14	14	14					
Alt LUC:		Alt %:		Total Units:		Interior:				1	8	5		7	OFFP (98%)	4	OFFP (98%)	4	OFFP (98%)					
Jurisdict: G7		Fact: .		Floor:		Additions:								3	14OFFP (98%)	3	14OFFP (98%)	3	14OFFP (98%)					
Const Mod:				% Own:		Kitchen:								2	14BMT (28%)									
Lump Sum Adj:				Name:		Baths:																		
INTERIOR INFORMATION				DEPRECIATION				Plumbing:																
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:		Phys Cond: VG - Very Good	4.6 %	Electric:																		
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:		Functional:	%	Heating:																		
Bsmnt Flr: 4 - Carpet				Economic:	%	General:																		
Subfloor:				Special:	%	Totals				1	8	5												
Bsmnt Gar: 1				Override:	%																			
Electric: 3 - Typical				Total:	4.6 %																			
Insulation: 2 - Typical				CALC SUMMARY				COMPARABLE SALES																
Int vs Ext: S				Basic \$ / SQ: 130.00		Rate				Parcel ID	Typ	Date	Sale Price											
Heat Fuel: 1 - Oil				Size Adj.: 0.97085559																				
Heat Type: 3 - Forced H/W				Const Adj.: 1.00999999																				
# Heat Sys: 1				Adj \$ / SQ: 127.473																				
% Heated: 100		% AC: 100		Other Features: 148938																				
Solar HW: NO		Central Vac: NO		Grade Factor: 1.33																				
% Com Wal		% Sprinkled		NBHD Inf: 1.00000000																				
				NBHD Mod:																				
				LUC Factor: 1.00																				
				Adj Total: 851771																				
				Depreciation: 39181																				
				Deprecated Total: 812589																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 102.0-0005-0020.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc						
More: N	Total Yard Items:													Total Special Features:										
Total:														Total:										